



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**
GRAFTON MEMORIAL MUNICIPAL CENTER
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2020 JUL -8 PM 2:23

**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2020/Case #867

Special Permit

Decision of the Board of Appeals on the petition from ROBIN LOUREIRO of P.O. Box 96, Hopedale, MA requesting the Zoning Board of Appeals to grant a Special Permit for:

TO EXTEND A PRE-EXISTING, NON-CONFORMING STRUCTURE WITH THE CONSTRUCTION OF ROOF OVERHANGS OVER 3 INDIVIDUAL SETS OF EXTERIOR STAIRS.

At their duly held meeting on Thursday, June 25, 2020 the Zoning Board of Appeals took the following action: Motion made by Mr. Yeomans and 2nd by Mr. Waller that the Zoning Board of Appeals grant a Special Permit to Robin Loureiro, 4 PARK COURT, GRAFTON, MA

TO GRANT A SPECIAL PERMIT TO ALLOW THE CONSTRUCTION OF 3 ROOF OVERHANGS OVER 3 INDIVIDUAL SETS OF EXTERIOR STAIRS AS DEPICTED IN EXHIBIT A, ATTACHED.

FINDINGS:

F1. THE STRUCTURE WAS BUILT IN 1920.

F2. THE PARCELS IS LOCATED IN THE (I) INDUSTRIAL ZONING DISTRICT.

F3. THE I ZONE REQUIRES A 40' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 26.1' OFF THE FRONT YARD SETBACK.

BASED ON FINDINGS F1-F3, THE STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.

F4. THE CURRENT USE IS A RESIDENTIAL STRUCTURE.

F5. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENCES.

F6. THE CHANGE IS ONLY TO PLACE A ROOF OVERHANG OVER EXISTING STAIRS.

BASED ON FINDINGS F4-F6, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

F7. THE LOT IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.

F8. THE CHANGE IS AN INCREASE OF ZERO (0%).

BASED ON FINDINGS F7-F8, THE PROPOSED CHANGE IS WITHIN THE 50% INCREASE ALLOWED IN THE WSPD AND WILL NOT BNE MORE DETRIMENTAL TO THE SUPPLY AND QUALITY OF THE GROUNDWATER THAN THE EXISTING USE.

ON A ROLL CALL VOTE:

William McCusker, Chairman: **YES**
Marianne Desrosiers, Vice Chairman: **YES**
Kay Reed, Clerk: **YES**
William Yeomans, Member: **YES**

Brian Waller, Member: **YES**
Carl Parisi, Alternate Member: **Present at meeting**
Seetharaman Ganesan, Alternate Member:
Present at meeting

Motion: GRANTED

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c.40A.

William McCusker, Chairman _____
Marianne Desrosiers, Vice Chairman _____
Kay Reed, Clerk _____
William Yeomans, Member _____
Brian Waller, Member _____
Carl Parisi, Alternate Member _____
Seetharaman Ganesan, Alternate Member _____

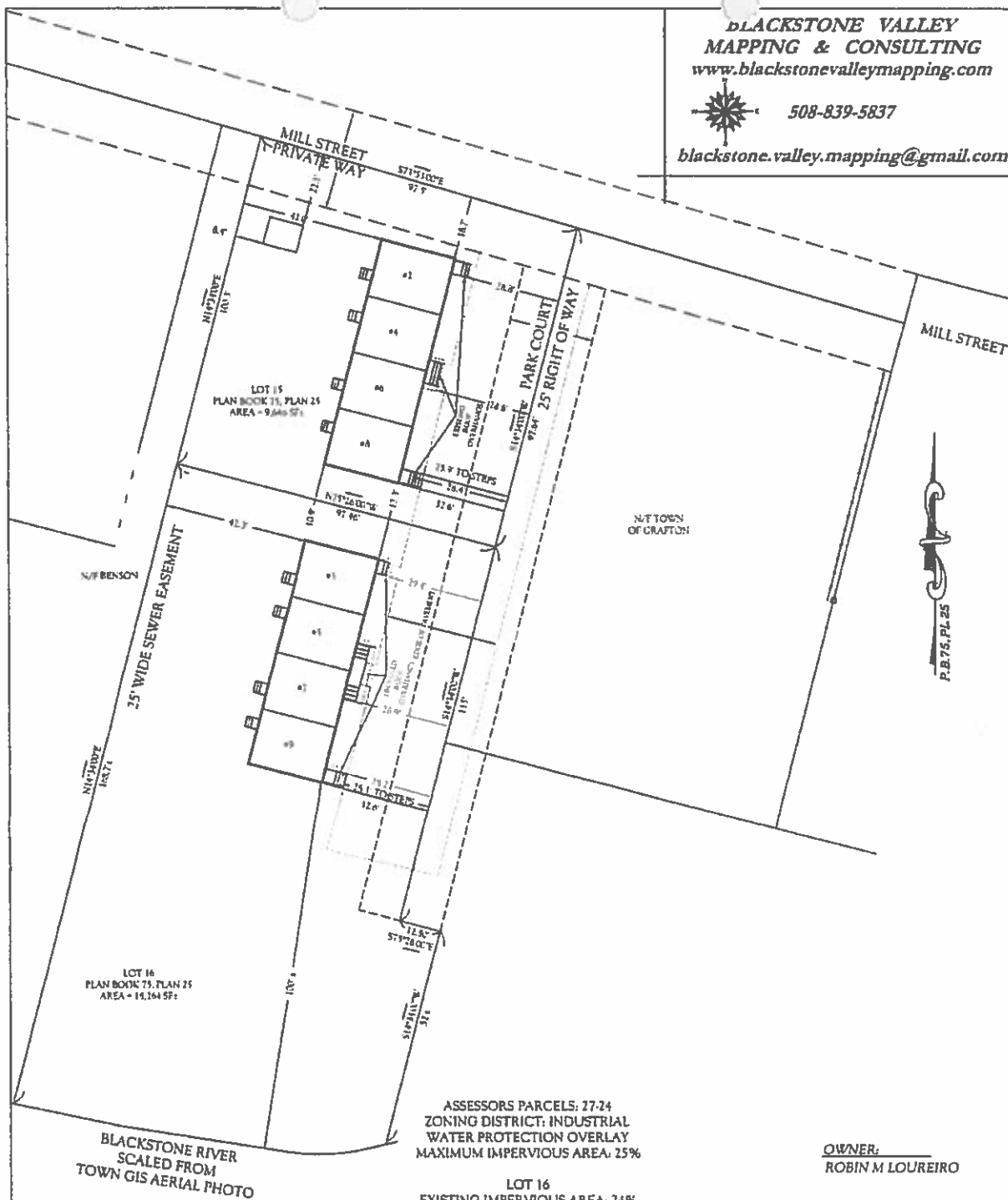
A complete file of this case (Case #867/2020) is on file with the Town Clerk.

**BLACKSTONE VALLEY
MAPPING & CONSULTING**
www.blackstonevalleymapping.com



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blackstone.valley.mapping@gmail.com



I CERTIFY THAT THIS PLAN WAS CREATED
BY AN INSTRUMENT SURVEY AND THAT
ALL STRUCTURES ARE LOCATED ON
THE GROUND AS SHOWN HEREON.



CHRISTOPHER C. CHARLTON, PLS

CERTIFIED PLOTPLAN

LOCATED AT

3-9 PARK COURT

ASSESSORS PARCEL # 027.000000024.0

GRAFTON

WORCESTER COUNTY

CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528-2528

SCALE: 1"=30' JANUARY 3, 2020

